

## KENSINGTON REVITALIZATION Fact Check II

**“The Plan’s broad goal is to reinvigorate the Town Center while preserving Kensington’s scale and historic character.”**

(Kensington Sector Plan, Vision p. 1)

**New Residential Units:** Similar to the 1978 Sector Plan, the 2010 Sector Plan allows for new homes to be constructed. However, the difference will be the added ability to have mixed uses such as office and shops on 1st levels and residential on the upper levels. Kensington is currently 22% multi-family; 78% single family homes. Despite propaganda, the figure of 1600 new units is not—never has been—part of the Plan. The Sector Plan encourages the majority of the Town to stay single family and there are no projected new housing unit numbers.

### Public Schools

The Sector Plan area is located in the Walter Johnson High School Cluster; Kensington-Parkwood Elementary School, located just outside the Plan area, and North Bethesda Middle School, serve area Residents. Development proposed by the Plan is not expected to produce a need for additional schools. At maximum density, about 40 students would result from new homes. Studies show existing houses are actually the source of increased school enrollment with larger families seeking suburban single family homes and constructing additions. Solutions to augmented enrollment include a mandatory pay-in-lieu of fee for new schools, a moratorium on all building permits, and consideration in reopening the former Kensington Elementary School; all three are imposed by Montgomery County.

### Town Resolutions

In 2007 with the support of our Governor and State Delegation, Kensington earned the right to invoke State Article 28 granting the ability to object to certain zoning changes in the County. Resolutions No. R-2009-10 (July 2009) and No. R-2009-14 (September 2009) were passed by the Town Council exercising this new law by clearly stating Kensington’s priority concerns with respect to Silver Creek flooding, building heights, school districts, historic heritage, and traffic flow. Resolution No. R-18-2010 (July 2010) was passed requesting the County Council delay the Sector Plan approval in order to work out minor issues with the proposed CR Zone.



# KENSINGTON REVITALIZATION

**Connecticut Avenue Improvements:** Below is a rendering of how the intersection of Connecticut Avenue and Knowles Avenue might appear. Lanes will be narrowed, allowing for wider sidewalks and a wider median serving as a pedestrian haven with more trees. The 1978 Plan allows properties on the south sides to construct as high as 97 feet; under the new Plan these properties will be lowered to 75 feet.

## Road Design

Concept: Enhance Connecticut Avenue and University Boulevard to provide better safety and function for all modes of transportation. The development of these roads as boulevards should recognize that streets are a component of the public realm.



- Separate pedestrians from automobile traffic with buffers.
- Provide landscape improvements including street trees and green medians that enhance appearance and contribute to stormwater management.
- Develop medians without conventional curbs to allow water to flow into bioswales for treatment.
- Provide pedestrian refuges in medians at intersections to shorten crosswalk distances.
- Redesign the intersection of Connecticut Avenue, University Boulevard, and the proposed Summit Avenue extension to enhance the pedestrian atmosphere and improve vehicular circulation.
- Provide an informal gathering space with high visibility along the corridor.

(Kensington Sector Plan, Diversity/ Town Center/Design p. 19)



*For more information on the Town's revitalization, call  
(301) 949-2424 or [www.tok.md.gov](http://www.tok.md.gov).*